NEW-WAY HOMES Limited
Independent Estate And Letting Agents

01925 790555
sales@newwayhomes.co.uk









TAVISTOCK ROAD, PENKETH, WARRINGTON

£268,950 Leasehold

Beautiful, move-in-ready three-bedroom family home in popular Penketh village. Features a light and airy interior, kitchen diner, large garden and spacious driveway with off-road parking. Close to shops, schools, amenities and transport links. Chain free. Council Tax Band B.

- 3 bedrooms
- Beautifully Modernised Throughout
- Good Size Garden
- Ideal First Time Buyers
- Leasehold
- No chain
- Off Road Parking
- Semi Detached Home
- Sought-after Penketh

Beautiful Three-Bedroom Family Home in the Heart of Penketh Village – Chain Free!
Situated in the popular and well-established village of Penketh, this lovely three-bedroom family home offers comfortable, ready-to-move-into accommodation, a spacious garden and a fantastic location close to local amenities.

Light, bright and airy throughout, the property would make an ideal home for families, first-time buyers or anyone looking for a home in a convenient village location.

The property benefits from a welcoming feel, well-proportioned living accommodation and a lovely kitchen diner, providing an ideal space for family meals and entertaining. Outside, the large garden offers plenty of room for children to play, entertaining friends and family, or simply relaxing outdoors. There is also a large driveway providing ample off-road parking.

Location is a real highlight. Conveniently positioned close to Penketh village amenities, local shops, schools and bus routes, the property offers everyday convenience while being approximately two miles from both Warrington and Widnes.

Further benefits include:

Three bedrooms
Bright and airy accommodation throughout
Spacious family home
Kitchen diner
Large garden
Large driveway with off-road parking
Move-in ready
Popular Penketh village location
Close to local shops and amenities
Convenient for local schools
Close to bus routes
Excellent road and transport connections
Chain free
Council Tax Band B
Excellent Transport and Commuting Links
The property is ideally positioned for commuters, with convenient access to the regional motorway network, including the M62, M6 and M56. These routes provide connections across Cheshire, Merseyside, Greater Manchester and beyond.

Railway Connections
Sankey for Penketh railway station provides local rail connections towards Warrington, Liverpool and Manchester. Warrington West station is also within reach, while Warrington Central and Warrington Bank Quay offer further rail services to destinations across the North West and beyond.

Airports
The property is well placed for access to both Liverpool John Lennon Airport and Manchester Airport, providing convenient options for domestic and international travel.

A fantastic opportunity to purchase a lovely, chain-free family home in a sought-after village location, offering generous living space, a large garden, ample off-road parking and excellent transport links. Early viewing is highly recommended!

Council Tax Band: B (Warrington Borough Council)
Tenure: Leasehold (938 years)
Parking options: Driveway
Garden details: Enclosed Garden, Rear Garden























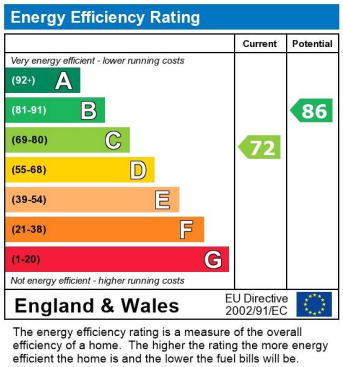












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.